112.0	0005	0018.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	620,500 / 620,500
					USE VALUE:	620,500 / 620,500
					ASSESSED:	620,500 / 620,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TROISI DYAN
Owner 2:	
Owner 3:	
Street 1:	11 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TROISI JOSEPH P JR -
Owner 2:	-
Street 1:	612 WINGSPREAD
Twn/City:	PEACHTREE CITY
St/Prov:	GA Cntry:
Postal:	30269

NARRATIVE DESCRIPTION

This parcel contains 7,602 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1963, having primarily Wood Shingle Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7602.000	166,900		453,600	620,500
Total Card	0.175	166,900		453,600	620,500
Total Parcel	0.175	166,900		453,600	620,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 574.54 | /Parcel: 574.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	71353
GIS Ref	
GIS Ref	
Insp Date	10/27/18

!8706!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0005-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	166,900	0	7,602.	453,600	620,500	620,500	Year End Roll	12/18/2019
2019	101	FV	158,600	0	7,602.	447,200	605,800	605,800	Year End Roll	1/3/2019
2018	101	FV	158,600	0	7,602.	343,500	502,100	502,100	Year End Roll	12/20/2017
2017	101	FV	158,600	0	7,602.	324,000	482,600	482,600	Year End Roll	1/3/2017
2016	101	FV	158,600	0	7,602.	298,100	456,700	456,700	Year End	1/4/2016
2015	101	FV	160,300	0	7,602.	278,700	439,000	439,000	Year End Roll	12/11/2014
2014	101	FV	160,300	0	7,602.	256,600	416,900	416,900	Year End Roll	12/16/2013
2013	101	FV	170,600	0	7,602.	256,600	427,200	427,200		12/13/2012

PRINT

Date	Time
12/10/20	23:15:09

LAST REV

Date	Time
09/04/19	10:43:33
apro	
8706	

USER DEFINED

Prior Id # 1:	71353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TROISI JOSEPH P	39787-377		7/2/2003	Family	68,750	No	No		
TROISI DYAN	22587-432		11/6/1992		46,900	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2007	967	Re-Roof	6,000			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	BS	Barbara S
9/19/2018	MEAS&NOTICE	CC	Chris C
12/5/2008	Meas/Inspect	163	PATRIOT
4/20/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7602		Sq. Ft.	Site		0	70.	0.85	6									453,644						453,600	

Total AC/HA: 0.17452 | Total SF/SM: 7602 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 453,644 | Spl Credit | Total: 453,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	57250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241839
Depreciation:	74970
Depreciated Total:	166869

COMMENTS

BMT GETS WATER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

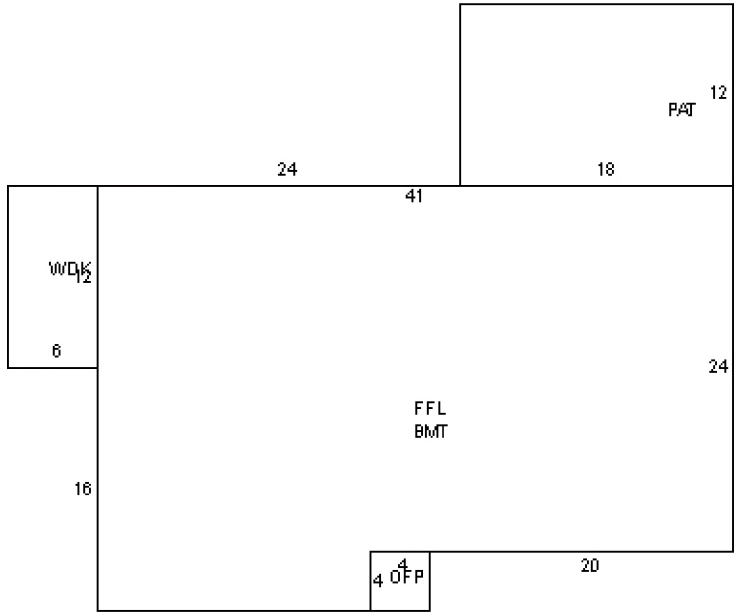
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.52
Special Features:	0	Val/Su Net:	67.74
Final Total:	166900	Val/Su SzAd	154.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,080	38.860	41,964
FFL	First Floor	1,080	129.520	139,881
PAT	Patio	216	4.030	870
WDK	Deck	72	16.160	1,163
OFP	Open Porch	16	44.440	711

Net Sketched Area:	2,464			Total:	184,589
Size Ad	1080	Gross Are	2464	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

112.0-0005-0018.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc